



Charter Township of Meridian
Brownfield Redevelopment Authority
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Tuesday, December 2, 2025– Minutes -DRAFT

Members

Present: Township Manager Tim Dempsey, Brandon Brooks, Dave Ledebuhr, and Jeff Theuer

Members

Absent: James Houthoofd

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, Dave Van Haaren, Triterra, Chad Koster, SP Holding Company LLC, and MSU Student Intern Neha Jampana

1. CALL MEETING TO ORDER

Chair Theuer called the meeting to order at 9:03am.

2. APPROVAL OF AGENDA

MOTION BY MEMBER LEDEBUHR TO APPROVE THE AGENDA. SUPPORTED BY MEMBER BROOKS. MOTION PASSES 4-0.

3. APPROVAL OF MINUTES-November 13, 2025

Chair Theuer requested that Nominating Committee be removed from the top of the document.

MOTION BY MEMBER LEDEBUHR TO APPROVE THE AMENDED MINUTES. SUPPORTED BY BROOKS. MOTION PASSES 4-0.

4. PUBLIC REMARKS

None.

5. NEW BUSINESS

a. Haslett Village Square Brownfield Redevelopment Plan Amendment #2

Director Clark stated that the Township approved and submitted the Haslett Village Redevelopment Brownfield Plan Amendment #1 to MSHDA in September. In November, the Township received a denial letter from MSHDA stating the number of subsidized units in the Plan was not acceptable. The developer's consultant Triterra and Township Staff met

with MSHDA and learned that they may reapply and bringing the number of subsidized units from 11% to 15% would help to get the Project approved. This meant moving the number of affordable units from 23 to 30, the total eligible activities from \$14,542,060 to \$16,487,283, and the total years of capture from 23 years to 26 years.

Discussion mentioned that the third whereas statement on the resolution should be updated to read "The Township Board is scheduled to hold" instead of "The Board held".

MOTION BY MEMBER LEDEBUHR TO ADOPT THE RESOLUTION & REIMBURSEMENT AGREEMENT AUTHORIZING A SECOND AMENDMENT TO THE HASLETT VILLAGE SQUARE BROWNFIELDED PLAN FOR PROPERTIES AT 1621-1655 HASLETT ROAD, WITH A TOTAL INCREMENT REVENUE TO BE CAPTURED, NOT TO EXCEED \$16,487,283 OVER A 26 YEAR CAPTURE PERIOD. SUPPORTED BY MANAGER DEMPSEY. MOTION PASSED 4-0.

6. OLD BUSINESS

a. 2026 Brownfield Redevelopment Authority Calendar

Director Clark stated that the calendar was approved last meeting. However, due to a meeting conflict, the January 2026 meeting date needs to move from the 8th to the 15th.

MOTION BY MANAGER DEMPSEY TO ADOPT THE RESOLUTION AUTHORIZING THE 2026 MEETING SCHEDULE FOR THE BROWNFIELD REDEVELOPMENT AUTHORITY AS PROPOSED. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSED 4-0.

b. Nominating Committee

Chair Theuer appointed Manager Dempsey and Member Ledebuhr to serve on the nominating committee for 2026. They will bring back a recommendation for BRA Chair and Vice Chair for 2026.

7. PUBLIC REMARKS

None.

8. ADJOURNMENT

Meeting adjourned at 9:42am.

Next meeting on January 15, 2026 at 9:00am in the Town Hall Room.